

ZONING AND ADJUSTMENT BOARD

June 15, 2009

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, June 15, 2009, at 6:30 pm with the following members present: Larry Story-Chairman, Ron Berry, Nathan Yoder, Frank Topping-Vice-Chairman, Frank Szczepanski, Dossie Singleton, Richard Cole, Jessica Garner Marge Thies, Woody Hill and Bob Hunt.

Members Bailey Cassels and Brad Shepherd were absent.

Brad Cornelius, Planning Manager, and Sandy Cassels, Recording Secretary, were present. Michael Brannigan, Zoning and Adjustment Board Attorney, was also present.

Chairman Larry Story called the meeting to order.

Mr. Berry led the pledge of allegiance, and the prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the May 18, 2009, meeting. Mr. Berry seconded the motion, and the motion carried.

R2009-0012

Julia Amor – Rezone 12.7 acres MOL from a non-vested M1 to RR1C to bring the property into compliance with the Future Land Use Map.

Mr. Cole made a motion to remove this application from the table. Mr. Berry seconded the motion and the motion carried.

The applicant was not present.

Mr. Cole made a motion to table this application until the end of the meeting. Mr. Berry seconded the motion, and the motion carried.

SS2009-0005

Evelyn & James Bryant, Sr. – Small Scale Land Use Amendment on 5 acres MOL from Agricultural to Commercial

Mr. Cole made a motion to remove this application from the table. Mr. Berry seconded the motion, and the motion carried.

Mr. Cornelius explained the applicant has changed their rezoning request from CH (Heavy Commercial) to CP (Planned Commercial). A CP request it must go to the Development Review Committee (DRC) prior to the Zoning & Adjustment Board (ZAB). The application is scheduled for DRC on July 6, 2009, and Staff is requesting the ZAB table this request until the July 20, 2009, ZAB hearing.

Mr. Topping made a motion to table this application until the July 20, 2009, ZAB hearing. Mr. Cole seconded the motion, and the motion carried.

R2009-0014

Evelyn & James Bryant, Sr. – Rezone 5 acres MOL from A5 to CH (Heavy Commercial)

Mr. Cole made a motion to remove this application from the table. Mr. Berry seconded the motion, and the motion carried.

Mr. Topping made a motion to table this application until the July 20, 2009, ZAB hearing. Mr. Cole seconded the motion, and the motion carried.

S2009-0010

Heart of Florida Girl Scout Camp – Major Special Use Permit to allow the excavation of peat.

Mr. Cornelius explained the DRC had multiple issues with the application that need to be resolved prior to the application coming before the ZAB. Mr. Cornelius also stated he would like to have the comments for Tetra-Tech, County Consultants, prior to the application coming before the ZAB.

Mr. Cornelius requested the ZAB table this application to a date to be determined, which would require re- advertising in the newspaper and re-noticing the surrounding property owners.

Mr. Topping made a motion to table this application to a date to be determined and re-advertising in the newspaper and re-noticing the surrounding property owners. Mr. Cole seconded the motion, and the motion carried.

R2009-0012

Julia Amor – Rezone 12.7 acres MOL from a non-vested M1 to RR1C to bring the property into compliance with the Future Land Use Map.

Mr. Cole made a motion to remove this application from the table. Mr. Berry seconded the motion, and the motion carried.

The applicant was not present.

Mr. Cole questioned Mrs. Cassels if the applicant had been sent notification of the tabling of the application. Mrs. Cassels stated she mailed a certified letter to the applicant and had received the certificated card stating the letter was received. Mr. Cornelius stated the applicant called the Planning Department and advised staff the real estate agent advised them against the rezoning. Ms. Thies asked Mr. Cornelius the time frame for reapplying for the rezoning. Mr. Cornelius stated the applicant could re-apply 90 days after the denial.

Mr. Topping made a motion to recommend denial of this application to the Board of County Commissioners as per Section 13-218(a)(3)(a)(2), Sumter County Land Development Code. Mr. Cole seconded the motion, and the motion carried.

Board Discussion

Mr. Story asked Mr. Cornelius if there have been any complaints regarding the David Shelley Special Use Permit (SUP). Mr. Cornelius stated there are a few and those complaints have been checked. There are no violations at this time.

Mr. Cole made a motion to adjourn at 6:45 p.m. Mr. Berry seconded the motion, and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board